

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JANUARY 10, 2022
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Jim Mortensen, Marianne McCreary, Eric Rauch, Glynis McBain, Jeff Dhaenens, and Tim Chouinard. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

ELECTION OF OFFICERS:

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to nominate Commissioner Grajek for Chairman, Commissioner Rauch for Vice Chairman, and Commissioner McCreary for Secretary. **The motion carried unanimously.**

APPROVAL OF AGENDA:

Moved by Commissioner Dhaenens, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OPEN PUBLIC HEARING # 1...Review of Master Plan public input summary and future land use.

Ms. Sri Komaragiri and Mr. Matt Wojciechowski of Giffels Webster were present.

Ms. Komaragiri provided a summary of the results of the Master Plan Open House as well as public input received online. The sections where input was received were community character, gateways, transportation connectivity, housing, Grand River corridor, future land use map, and goals and objectives. There were 40 participants at the open house. The project was viewed by 285 people on line and 17 responses were received.

Mr. Wojciechowski discussed their proposed changes to the Future Land Use Map, which would mainly include the Grand River Corridor. They are suggesting to divide it into three sections, each with different types of permitted uses. They are Grand River East (Chilson Road to Grand

Oaks Drive), Grand River Center (Grand Oaks Drive to Gray Road), and Grand River West (Gray Road to S. Hacker Road).

The Planning Commission discussed high-density housing and office uses along Grand River Avenue, renaming the “Mixed Use Town Center” zoning to “Mixed Use Commercial” and relocating it to the Grand River Center area, and the areas and use details of the three proposed districts for the Grand River Corridor, including decreasing it to two districts.

The call to the public was made at 7:11 p.m.

Mr. Craig Lesley of 5680 Griffith Drive stated he is the Chairman of his homeowner’s association and is a past Chairman of the Genoa Township Planning Commission. He questioned if the input from the public regarding the Master Plan would have been different if the proposed asphalt plant would have been known at that time. He provided data regarding asphalt plants to the Planning Commission.

Mr. John Palmer of 560 Black Oaks Trail stated the proposed asphalt plant could destroy the Grand River Corridor idea discussed this evening.

Mr. Michael Suciu of 1071 Sunrise Park moved to Livingston County for the rural atmosphere. He does not want to live near an asphalt plant.

Mr. Raghuveer Kodoboyana of 4316 Crooked Lake Road stated that the asphalt plant will smell and that will cause people to not go to any restaurants. The plant would cause pollution and traffic.

Mr. Jeff Brough of 1535 Westwood Drive agrees with what the other residents have said. He questioned the types of high-industrial uses that would be allowed in the current industrial zoning and will any of this change with the new Master Plan. He also asked if the Planning Commission reviewed the rezoning for the asphalt plant as thoroughly as they did the recent applications for the Padre Pio and Equestrian Center sites. He would like meetings to be held virtually for people who cannot attend.

The call to the public was closed at 7:30 pm.

Ms. VanMarter stated that Genoa Township has one industrial zoning district with different uses being permitted and others requiring a Special Land Use. That is a change that can be made by the Planning Commission and Township Board.

Commissioner Rauch suggested decreasing the number of Master Plan districts in the Township, which would allow for them to be less specific. The Commissioners, Ms. Komaragiri, Mr. Wojciechowski and Ms. VanMarter agreed.

Each of the Commissioners participated in a survey regarding details of the Grand River Corridor.

Ms. VanMarter stated that the Livingston County Drain Commissioner recently updated their design standards with regard to soil types so she would like that information included in the Township's updated Master Plan.

She would also like the Master Plan to provide more details regarding special land uses allowed in the agricultural and country estates zoning districts.

Chairman Grajek referred to the changes with office uses since the COVID pandemic began in 2020, noting that many employees will continue to work from home. Ms. Komaragiri and Mr. Wojciechowski stated there are trends starting due to this and agreed they are important to consider when updating the Master Plan.

Ms. Komaragiri advised they will return to the Planning Commission in March with specific recommendations for the Future Lane Use map, land use designations, the Grand River Corridor, and the goals and objectives based on the discussions this evening.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there will be two items on the February 14 meeting agenda.

Annual Report

The Annual Report was included in this evening's packet.

Approval of the December 13, 2021 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the minutes of the December 13, 2021 Planning Commission Meeting as corrected. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Genoa Township Planning Commission
January 10, 2022
Unapproved Minutes

Adjournment

Moved by Commissioner Dhaenens, seconded by Commissioner Mortensen, to adjourn the meeting at 8:46 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT